



JENNIFER M. GRANHOLM
GOVERNOR

STATE OF MICHIGAN

DEPARTMENT OF NATURAL RESOURCES

LANSING



REBECCA A. HUMPHRIES
DIRECTOR

July 14, 2008

TO: Rebecca A. Humphries, Director

INFORMATION: Natural Resources Commission

Transaction: Parks and Recreation Land Acquisition and Boundary Modification
Bay City State Recreation Area – Bay County
The Bay City Waterworks Tract
Land Transaction Case #20070287

Purchase Price: 6.5 acres – \$370,000.00

Description: Bay County, Bangor Township, T15N, R05E, Section 32, Part of Government Lot 3, being further described as commencing at the SW corner of said Government Lot 3; thence N 00° 20' 30" E 1,254.90 feet along the W line of said Government Lot 3, also being the E 1/8 line of said Section 32, to the Point of Beginning; thence continue N 00° 20' 30"E 463.88 feet along said E 1/8 line of Section 32 to a point on a survey meander line along Saginaw Bay; thence N 27° 37' 29" E 233 feet, more or less, to the Shore of Saginaw Bay; thence Southeasterly 605 feet, more or less, along said shore; thence S 27° 37' 30" W 164 feet, more or less, to a point that is S 62° 22' 30" E 600.82 feet of said point on said survey meander line; thence S 15° 27' 10" W 194.51 feet; thence N 89° 44' 24" W 483.27 feet to the Point of Beginning, containing 6.5 acres, more or less, and is subject to any and all easements and/or rights-of-way whether used, implied or of record.

Seller: William C. and Dorothy J. McHenry, Linwood, Michigan

Option Expires: September 18, 2008

Authority: Part 5 of Act 451, Public Acts of 1994, as amended

Notice: This item will appear on the Department of Natural Resources' (Department) August 4, 2008 Calendar, and is eligible for approval on August 11, 2008.

Comments: The offered private parcel is located on the shore of Lake Huron, immediately adjacent to and south of Bay City State Recreation Area.

NATURAL RESOURCES COMMISSION

Keith J. Charters, Chair • Mary Brown • Hurley J. Coleman, Jr. • Darnell Earley • John Madigan • J. R. Richardson • Frank Wheatlake

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The property is the 6.5-acre shore frontage portion of the former Bay City Waterworks property. Gently-sloping eastward to the shoreline, this parcel is covered in mixed hardwoods, open meadow areas, and reed-covered shallows along the 600 feet of shoreline. Although most of the structures remaining from the former waterworks reside on the adjacent parcel, a cement block building, a 30'x50' water filter bed, and a 450-square-foot discharge basin exist on the parcel to be purchased. These structures will be removed by the Parks and Recreation Division (PRD) following acquisition.

The parcel to be acquired has 464 feet of road frontage on State Park Road along the westerly boundary of the parcel. Unmonitored by the current owners, this road frontage has proven to be a problem for park management due to persons using the site to illegally enter Bay City State Recreation Area. Trash dumping is another problem that park managers hope this acquisition will help to remedy. The shoreline on the parcel to be acquired is impacted by the invasive phragmites plant which impacts local native aquatic plant communities and hinders access to the bay. Acquisition of this parcel will enable the Department to control public access to the state park and address the phragmites problem as part of the ongoing effort at Bay City State Recreation Area.

The purchase will include mineral rights owned by the seller.

- Recommendations:
- (1) That this tract be approved for purchase with payment to be made from funds appropriated for the Michigan Natural Resources Trust Fund, State Park and Recreation Area Consolidation funds, as contained in Act 59, Public Acts of 2007.
 - (2) That the Bay City State Recreation Area boundary be modified to include the subject parcel as shown on the attached map.

(3) That the PRD remove any undesired improvements remaining on the site after completion of the purchase.

David E. Freed, Chief
Land and Facilities

Douglas A. Reeves, Acting Chief
Wildlife

Lynne M. Boyd, Chief
Forest, Mineral and Fire Management

Kelley D. Smith, Chief
Fisheries

Ronald A. Olson, Chief
Parks and Recreation

Arminda S. Koch
Resource Management Deputy

I approve the staff recommendations.

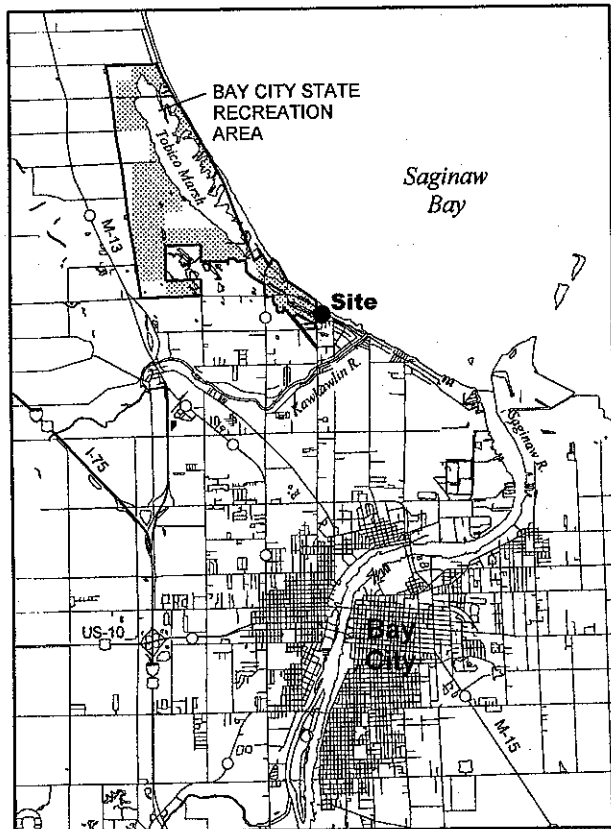
Rebecca A. Humphries
Director

Date Approved

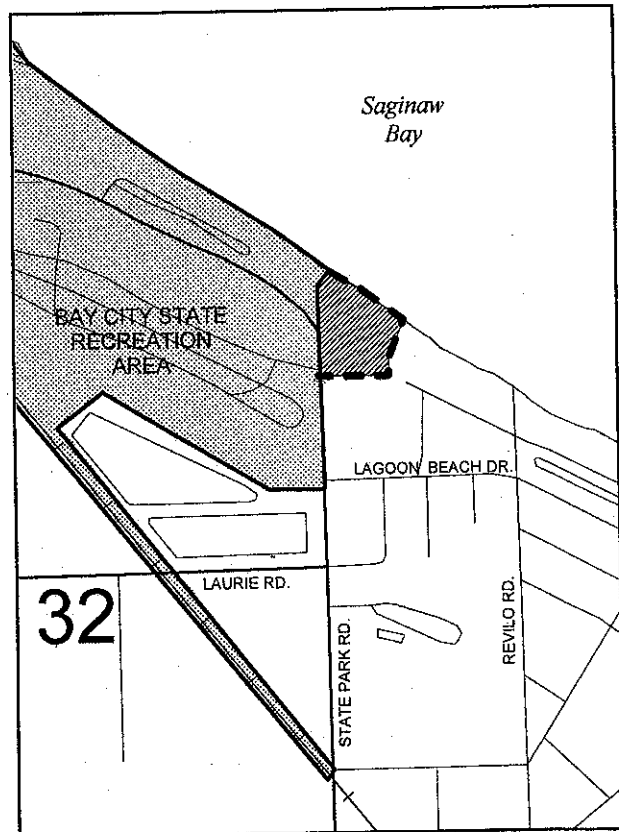
PARKS AND RECREATION LAND ACQUISITION AND BOUNDARY MODIFICATION

Bay City State Recreation Area - Bay County

The Bay City Waterworks Tract Land Transaction Case #20070287

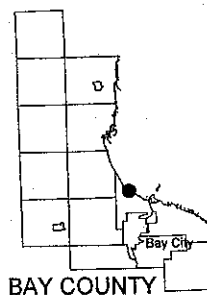


Regional Location



Section 32, T15N, R05E, Bangor Township

- Recreation Area Boundary
- Proposed Boundary Modification
- Land to be Sold to DNR (6.50 acres - \$370,000.00)
- State Land
- Private Land



DNR-FMFM
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